

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Dates: 11/20/08

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTIONS 7-9-108 AND 7-14-104
OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE
REGARDING REQUIREMENTS FOR PARKING ACCESS AND
PARKING SPACE CONVERSIONS FOR SINGLE OR TWO-
FAMILY DWELLINGS.**

WHEREAS, the City desires to amend Sections 7-9-108 and 7-14-104 of Title 7 of the West Valley City Municipal Code regarding requirements for parking access and parking space conversions for single or two-family dwellings; and

WHEREAS, changes to Section 7-9-108 would require a minimum width for an access to detached parking in the rear yard of a home; and

WHEREAS, changes to Section 7-14-104 outlines requirements for converting parking spaces in single or two-family dwellings; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Sections 7-9-108 and 7-14-104 of Title 7 of the West Valley City Municipal Code to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Sections 7-9-108 and 7-14-104 of Title 7 of the West Valley City Municipal Code is hereby amended to read as follows:

CHAPTER 7-9
OFF-STREET PARKING REQUIREMENTS

Sections:

- 7-9-101. Purpose.
 - 7-9-102. General Provisions for Off-street Parking and Loading.
 - 7-9-103. Site Plan and Lighting Plan Required.
 - 7-9-104. Computation of Off-street Parking Spaces.
 - 7-9-105. Maximum Number of Parking Spaces.
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- 7-9-106. Shared Parking.
- 7-9-107. Design Standards for Off-street Parking and Loading Spaces.
- 7-9-108. ~~Parking Lot Access.~~
- 7-9-109. Stacking.
- 7-9-110. Parking Lot Layout.
- 7-9-111. Compact Car Design.
- 7-9-112. Handicapped Parking.
- 7-9-113. Landscaping and Screening.
- 7-9-114. Lighting.
- 7-9-115. Surfacing.
- 7-9-116. Grading.
- 7-9-117. Storage.
- 7-9-118. Off-street Loading Space Design Stand

7-9-108. ~~PARKING LOT ACCESS.~~

Entrances and exits for parking facilities shall be designed to reduce traffic congestion on public streets and minimize conflicts with neighboring uses. Adequate ingress and egress to the parking facilities shall be provided as follows:

(1) Access drives for single family or two-family dwellings with single and double-car garages shall be a minimum of 14 feet wide and a maximum of 20 feet at the property line. Access drives for triple-car and larger garages shall be a minimum of 10 feet wide and may not exceed a maximum of 30 feet at the property line. On corner lots, the access to a single family or two-family dwelling shall be set back a minimum of 40 feet from the point of intersecting curb lines.

(2) Access drives for single or two-family dwellings with detached garages, carports or other parking areas located in the rear yard of the dwelling, which provide the minimum required parking spaces, shall be at minimum of 10' wide and improved per section 7-9-115 of the West Valley City Code.

~~(2)~~(3) Standards for the width, radius, location and number of curb cuts for all uses except single family or two-family dwellings are outlined in the table below:

Future Right-of-Way Width	Max Curb Cut Width	Minimum Access Radius	Separation from Corners*	Separation from Side/Rear Property Lines	Number of Curb Cuts Allowed
<66'	30'	30'	80'	75'	1 per 150' of frontage
66' – 79'	40'	40'	100'	100'	1 per 200' of frontage
80' and up	40'	30'	140'	175'	1 per 350' of frontage
*Measurement made from the point of intersecting curb lines to near edge of driveway.					
These standards do not apply to State roads.					

~~(3)~~(4) The City Engineer or designee may modify the standards in the table in Section 7-9-108(2) above if sufficient proof is provided through a traffic study that the modification will be necessary for traffic movement. The maximum driveway width shall be 50 feet.

7-14-104. DEVELOPMENT PLAN REQUIREMENTS FOR HOME OCCUPATIONS, REMODELING AND CHANGE OF USE TO A PERMITTED USE IN AN EXISTING STRUCTURE ON A DEVELOPED SITE.

Application for home occupations, remodeling and change of use to a permitted use in an existing structure on a developed site shall be accompanied by and shall comply with the following:

- (1) Appropriate application form and fee.
- (2) Four copies of the Site Plan, unless a greater number of copies is required by the City due to the number of reviewing agencies.
- (3) The following design criteria shall be met:
 - (a) Signage shall be aesthetically compatible with the building, as determined by the City. The setback shall comply with the applicable setback provisions of the Sign Ordinance.
 - (b) Building additions shall be architecturally integrated with the existing buildings as to design and materials.
 - (c) Any conversion of covered parking spaces to non-parking uses shall comply with the following standards:
 - (i) Homes constructed prior to March 3, 1998 must provide a minimum of 2 parking spaces per unit, located on hard-surfacing out of the front yard setback per section 7-9-104 of the West Valley City Municipal Code.
 - (ii) Homes constructed after to March 3, 1998 must provide a double car garage with interior minimum dimensions of 20 feet by 20 feet per section 7-14-105(3)(h) of the West Valley City Municipal Code.
 - (iii) The replacement parking shall be completed prior to the issuance of a certificate of occupancy for the converted living space.
 - (iv) The replacement parking shall be continuously maintained and readily accessible from a public right-of-way.
 - (v) The access to the replacement parking shall be completed per section 7-9-115.
 - (vi) The garage door, and all necessary remnants, shall be removed and the garage door opening finished with building materials and design details to match the remaining house.

(vii) If the converted area is to be used for living space, there shall be an internal doorway to the primary structure.

(viii) Garage conversions constructed prior to ORDINANCE DATE with a building permit are considered legal non-conforming.

(ix) Garage conversions undertaken without a building permit, regardless of when it occurred, are considered illegal.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

PASSED and APPROVED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER